

## BADGERS RETREAT, LEAMINGTON SPA CV31 1AH



- Modern Apartment
- Breakfast Kitchen
- Living Room with Juliette Balcony
- Two Double Bedrooms
- Allocated Parking
- Available 31st January 2024
- Restrictions: No pets.
- Current EPC Rating: 83 (B)
- **VIEWING RECOMMENDED**

**2 BEDROOMS**

**£850 PCM**

A modern, TWO bedroom second floor apartment on the popular Millpool Meadow estate in Sydenham. The property benefits from two double bedrooms and gas central heating.

The property is located approximately one mile South East of Leamington Spa town centre and has easy access to local amenities including a large Asda store in nearby Sydenham. There is also good links to the M40/M42.

AVAILABLE End January 2024

### **Communal Entrance**

Two flights of stairs to the second (top) floor.

### **Private Entrance Hall**

Private entrance door leading to entrance hall with security entrance telephone, gas central heating radiator. Also access to loft and door to storage area. Doors leading to all rooms.

### **Bathroom**

With laminate flooring, low level WC, wash hand basin, mirror to wall, double glazed obscure window to side elevation, bath with shower over, tiled to walls, extractor, light fitting to ceiling, central heating radiator and shaver point to wall.

### **Bedroom One 12'6" x 8'5" (3.81 x 2.57)**

Juliette balcony doors to rear elevation with full length thermal black-out curtains, TV and Internet points, gas central heating radiator and light point to ceiling.

### **Bedroom Two 10'11" x 9'4" (3.33 x 2.84)**

Double glazed window to front elevation with roller blind, TV point, Internet point, light point to ceiling and gas central heating radiator.

### **Living Room 13'8" x 9'5" (4.17 x 2.87)**

New laminate flooring, gas central heating radiator, satellite TV point, Internet point, light point to ceiling and Juliette balcony doors to rear elevation with full length thermal black-out curtains. Open plan archway leading into:

### **Breakfast Kitchen 11'3" x 10'9" (3.43 x 3.28)**

With hardwood flooring, double glazed window to rear elevation, gas central heating radiator, sink with drainer, Ideal Isar boiler, gas hob, single integrated oven with extractor hood over, washer dryer, tall fridge freezer, fitted with an attractive range of units and spot lights to ceiling.

### **Outside**

There is one allocated parking space bearing the number 20 in the parking area to the front of the building.

### **Tax Band**

Council Tax Band "B" from Warwick District Council.

## Lettings Disclaimer

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## Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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